

# Homeless Plan Advisory Committee

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**Thursday, October 17, 2019**

**2:30 p.m.**

**Washington County Service Center East – Room 195**

**3700 SW Murray Boulevard**

**Beaverton, OR**



**WASHINGTON COUNTY**  
**OREGON**



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Future Meeting Schedule:

2020 HPAC Meeting Schedule 2:30 to 4:30 p.m.
January 16
April 16
July 16
October 15



**HOMELESS PLAN ADVISORY COMMITTEE**

**Thursday, October 17, 2019**

**2:30 p.m.**

**Washington County Services Center East – Room 195**

**3700 SW Murray Boulevard**

**Beaverton, Oregon**

*Chairperson: Vera Stoullil, Boys & Girls Aid*

*Chairperson Elect: Rachael Duke, Community Partners for Affordable Housing*

*Secretary: Komi Kalevor, Housing Authority of Washington County*

*Officer terms end January 1, 2020*

**AGENDA**

- I. INTRODUCTIONS – 2:30 P.M.**
- II. ACTION - APPROVE AGENDA – 2:35 P.M.**
- III. ACTION - APPROVAL OF MINUTES – 2:40 P.M.**
  - A. July 18, 2019 Meeting Minutes.....Action
- IV. COMMUNICATIONS AND PUBLIC COMMENT – 2:45 P.M.**
- V. NEW BUSINESS – 2:50 P.M.**
  - A. Governance, Costs, and Revenue Raising to Address and Prevent Homelessness in the Portland Tri-County Region - Marisa Zapata, PhD, Portland State University (30 minutes)
  - B. A Road Home: 2019 Outcomes and Challenges – Annette Evans (25 minutes)
  - C. Committee Vacancies and Term Expirations – Komi Kalevor (5 minutes)
- VI. UNFINISHED BUSINESS – 3:50 P.M.**
  - A. Lack of Affordable Housing and Impact to Employers
    - a. Open discussion.
- VII. REPORT OF THE COMMITTEES – 4:15 P.M.**
  - A. Housing and Supportive Services Network (HSSN) – Annette Evans
- VIII. ANNOUNCEMENTS – 4:25 P.M.**
- IX. ADJOURNMENT – 4:30 P.M.**



## MINUTES

### HOMELESS PLAN ADVISORY COMMITTEE OF WASHINGTON COUNTY

July 18, 2019

Washington County Services Center East – Room 195  
3700 SW Murray Boulevard, Beaverton, Oregon

#### A. COMMITTEE MEMBERS PRESENT

Brenda Christoffer  
Elena Uhing  
Jeff Hindley  
Kara Radecki  
Komi Kalevor  
Phillip Williams  
Rachael Duke

Renée Bruce  
Roberto Franco  
Samira Godil  
Shawn Fischer  
Talia Buchsbaum  
Vera Stoulil

#### B. COMMITTEE MEMBERS ABSENT

Carol C. Herron  
Dick Schouten  
Mardi Sue Surratt  
Steven Berger

#### C. STAFF PRESENT

Annette Evans  
Phyllis Bittinger

#### D. GUESTS PRESENT

Jennie Proctor  
Jessica Chanay  
Katherine Galian  
Mitch Hornecker  
Timothy Ellsworth

Chairperson Vera Stoulil called the meeting to order at 2:34 p.m.

#### I. INTRODUCTIONS – A quorum is present.

#### II. ACTION – APPROVAL OF AGENDA

Motion: Approve agenda.

Action: Renée Bruce

Second: Elena Uhing

Vote: Approved, unanimously.

#### III. ACTION – APPROVAL OF MINUTES

Motion: Approve minutes of the April 18, 2019 meeting with correction to show Talia Buchsbaum absent.

Action: Rachael Duke

Second: Samira Godil

Vote: Approved, unanimously.

#### IV. COMMUNICATIONS AND PUBLIC COMMENT

None.

#### V. NEW BUSINESS

A. Washington County Metro Bond Local Implementation Strategy (LIS) – Komi Kalevor, Executive Director, Housing Authority of Washington County



Komi Kalevor noted that voters in Washington, Clackamas and Multnomah Counties approved \$652 million in bonds for affordable housing in November 2018. Since then, the implementing jurisdictions, which include Washington County, Beaverton, Hillsboro, Clackamas County, Multnomah County, Portland, Gresham and Metro, have been involved in ongoing meetings to determine local implementation strategies. A draft of the Local Implementation Strategy (LIS) was submitted to the Washington County Board of Commissioners on June 25, 2019. Next week, the Metro Community Oversight Committee will review the LIS. Once approved, Metro Council will also approve it on August 1, 2019. He stated that Beaverton's portion of the Washington County funds is approximately \$31.1 million, and Hillsboro's portion is \$40.6 million, with \$116 million remaining for Washington County to build units. Every jurisdiction that will spend Metro dollars is required to have a strategy that addresses local needs. The next step after LIS approval is an intergovernmental agreement (IGA), which is a binding agreement with Metro. Work on the IGA draft is in progress. Discussions have revolved around Metro's desire to have a right to terminate. This means that if, in Metro's judgment, enough progress is not being made in getting housing built, they want to have the right to terminate, which would likely involve returning funds to Metro. Washington County needs to develop 334 units for extremely low-income people and there are only 200 project-based vouchers, so it will be a challenge to cover expenses if people pay less than it costs to operate those units.

The implementing jurisdictions are meeting as a group to coordinate responses for the IGA. A link to the Metro LIS documents will be sent to HPAC members. Each jurisdiction has a targeted number of units to build, and it is expected that all will need to leverage funding from the bond to complete their projects. Washington County's plan calls on foundations and grants as additional funding sources. The County has committed to building 100 permanent supportive housing (PSH) units, which means housing combined with services for the homeless population. Annual progress reports are required by Metro. So far, only the County's LIS has identified that they will support homeless persons with their units with the commitment to PSH, and regular progress updates for that housing target will be provided to the HPAC committee members. Komi added that Washington County has \$25 million set aside for non-profit community housing development organizations (CHDO).

- B. 2019 Issues of Poverty – Renée Bruce, Executive Director, and Katherine Galian, Director of Family and Community Resources, Community Action  
Katherine Galian presented the *Washington County Issues of Poverty* report. A recent improvement to the report is inclusion of an annual needs survey of populations they serve. The information collected includes poverty conditions experienced by clients, as well as client-identified resource prioritization for housing stability. There were 1,639 respondents to the 2019 survey, and the



most common poverty condition shared by all was falling behind on utility bills/no heat. Other top conditions include challenges in saving for emergencies, falling behind on rent/mortgage payments, mental health challenges, and rent increases. The top five most common resource priorities identified to feel stable and secure for all respondents were affordable utility bills, affordable housing, improving credit, learning budgeting skills, and learning how to save/invest. Despite the commonalities, there were conditions that were unique to specific populations. The Federal Poverty Level varies based on family size, but not on region. It was noted that in Washington County and other areas of the country, people are experiencing conditions of poverty at incomes well above the Federal Poverty Level. On average, for all races and ethnicities, women earn less than men. Poverty continues to impact different populations at higher rates; for example, the poverty rate is 38% in the Children w/Single Foreign Born Parent category. The poverty rate in Washington County for all families is at 5%. Twenty-two percent of all single parent households with a female head of household are in poverty. Overall, poverty rates are trending downward in Washington County, though the less people earn, the more likely they are to report poor or fair health conditions. Other statistics showed that children were removed from homes for reasons including neglect, parental substance abuse and inadequate housing—it was noted that it is rare for children to be removed because the parents are homeless, but children will not be returned if the family is homeless for safety reasons. Housing cost burden numbers were shared, showing that 31% of households countywide are paying more than 50% of their income for rent; 44% pay more than 30% of their income for rent. A closer look at housing cost burden by household income indicates that people at the higher income levels might be bending the curve in a way that hides the fact that people at lower income levels are significantly more likely to be burdened by housing costs. In addition to housing issues, it was pointed out that households with lower incomes were less likely to meet academic standards for kindergarten readiness factors while also exhibiting higher chronic absentee numbers while in school and experiencing lower high school graduation rates, which impacts earning capacity. It was stressed that increasing income alone does not increase economic mobility. Having a growth mindset with feeling valued in the community and being able to exercise personal power and autonomy impact economic mobility independent of earnings. Solution points include creating access to good jobs, recognizing that where someone lives or is raised influences their outcomes, and providing ongoing support and empowerment.

C. HereTogether Initiative – Jessica Chanay, Executive Director, and Mitch Hornecker, Vice-Chair, Here Together

Mitch Hornecker shared that the purpose of Here Together is to be a catalyst in creating a regionwide response to homelessness and to create an environment where the community will come together and vote in favor of a new dedicated revenue stream to address homelessness. They are not



claiming to have a better way to end homelessness, they do not create policy, nor do they provide services. They will also not oversee or direct who gets funding or how money is spent. He presented an overview of how the homeless crisis has grown and gained momentum over the past several decades. He stated that people in the community want to have hope for a solution to homelessness, they want to see change, and would like to help. Jessica Chanay commented that in proposing the solutions and discussing housing issues, they are matching solutions to the problems as they see them, as more systemic and not necessarily related to the individuals. She also stressed that they have a strong focus on equity, recognizing that the impact has been felt disproportionately by communities of color and people with disabilities. She reviewed the goals of Here Together, which are: 1) Expand awareness about who is homeless and why, through education campaigns and empathy building; 2) Highlight solutions that are working as another way to build awareness; 3) Support a regional approach with the recognition that the homeless do not restrict their travel to a single area and homeless issues impact multiple counties; and 4) Grow public support for resources needed to address the issues.

The Here Together timeline shows that they will be moving from the stakeholder input and draft proposal stage to polling the public in Fall 2019. Analyses are still being conducted on possible revenue sources that can be measured against the cost of homelessness, which will also have public support. One of the determinants Here Together is looking at is whether the public is willing to tax themselves in order to address homelessness. This means that overall, they want to influence general community opinion to dispel many of the urban myths surrounding the homeless crisis. They hope that if they establish support, a political action committee will be formed to take over and run the campaign. Here Together told the people who have funded them that they are not doing political work. They stressed that their role is to facilitate discussions. They want to educate the community on the need to raise a tax that will flow, just like the Metro Housing Bond does, to the counties; the counties will decide who the best providers are and identify their spending priorities. He asserted that the problem is bigger than currently available funding, which is why they are trying to create a revenue stream to flow into the counties.

## VI. UNFINISHED BUSINESS

- A. Lack of Affordable Housing and Impact to Employers – Open discussion.  
Tabled until October meeting due to time constraints.

## VII. REPORTS OF THE COMMITTEES

- A. Housing and Supportive Services Network (HSSN) – Annette Evans  
Annette Evans reported the Clover Court buildings are up and the scheduled completion date is mid-October. When the opportunity arises, she will share details for a public Open House. It is anticipated that leasing for that project



will begin by November. She also shared that the Meyer Memorial Trust representatives have requested the opportunity to come and talk with the department and leadership in September. The request is for \$250,000 to be awarded to Washington County to provide to the partner agencies that are doing Shelter Plus Care to help fund support services. The RFP for the FY2019 Continuum of Care Program Application was released last week and HUD released their NOFA. There was a slight increase in funds to \$2.3 billion to support housing development and programs in the communities. Washington County is seeking to renew \$3.7 million. The county gets 12% of the tri-county regional funds and there are two bonus opportunities, one for domestic violence and one for a permanent housing bonus.

**VIII. ANNOUNCEMENTS**

- Komi Kalevor said that Washington County applied for 100 Mainstream vouchers and were awarded 45 by HUD. They are for people who are between 18-62 years old, who have a disability, who are homeless or at risk of homelessness, risk of institutionalization or transitioning out of an institution. Lease-up is occurring with a goal to be fully leased by end of September.

**IX. ADJOURNMENT**

The meeting adjourned at 4:30 p.m.

Respectfully submitted,

*Komi P. Kalevor*

Komi P. Kalevor  
Secretary, HPAC  
Executive Director, Housing Authority of Washington County





**IV. COMMUNICATIONS AND PUBLIC COMMENT – 2:45 P.M.**

**V. NEW BUSINESS – 2:50 P.M.**

- A. Governance, Costs, and Revenue Raising to Address and Prevent Homelessness in the Portland Tri-County Region - Marisa Zapata, PhD, Portland State University (30 minutes)
- B. A Road Home: 2019 Outcomes and Challenges – Annette Evans (25 minutes)
- C. Committee Vacancies and Term Expirations – Komi Kalevor (5 minutes)
  1. Vacant Positions:
    - a. Hospital/Healthcare: Resignation of Samira Godil, SW Community Health Center
    - b. Nonprofit Service Provider: Retirement resignation of Renee Bruce, Community Action
    - c. Homeless Consumer: Mardi Sue Surratt
  2. Term Expiration 12/31/2019 Positions:
    - a. Mayor or City Councilor: Elena Uhing
    - b. Nonprofit Housing Provider: Rachael Duke
    - c. Sheriff/Undersheriff: Shawn Fischer
    - d. Faith Community: Carol Herron
    - e. Citizen At-Large: Vera Stoullil

**VI. UNFINISHED BUSINESS – 3:50 P.M.**

- A. Lack of Affordable Housing and Impact to Employers
  - a. Open discussion.

**VII. REPORT OF THE COMMITTEES – 4:15 P.M.**

- A. Housing and Supportive Services Network (HSSN) – Annette Evans

**PERMANENT SUPPORTIVE HOUSING (PSH) ACTIVITIES**

- HSSN Housing and Health Subcommittee will meet on November 25 to receive a presentation by Ms. Lori Kelley, Oregon Health Authority, on the new Coordinated Care Organization (CCO 2.0) and the State’s policy discussion on Medicaid. The subcommittee is focused on developing supportive housing through a multi-system approach to include housing, social services and health care in alignment with the goals and strategies outlined in *A Road Home* and the *Tri-County Equitable Housing Strategy* report. <https://www.co.washington.or.us/Housing/EndHomelessness/hssn.cfm>
- Tri-County Equitable Housing Strategy to Expand Supportive Housing for People Experiencing Chronic Homelessness is being implemented through local and regional efforts. At the September 17 Board of County Commissioner work session presentations were provided on the homeless system gaps analysis and a regional effort led by Here Together to address funding for supportive services. <https://www.csh.org/resources/tri-county-equitable-housing-strategy-to-expand-supportive-housing-for-people-experiencing-chronic-homelessness/>



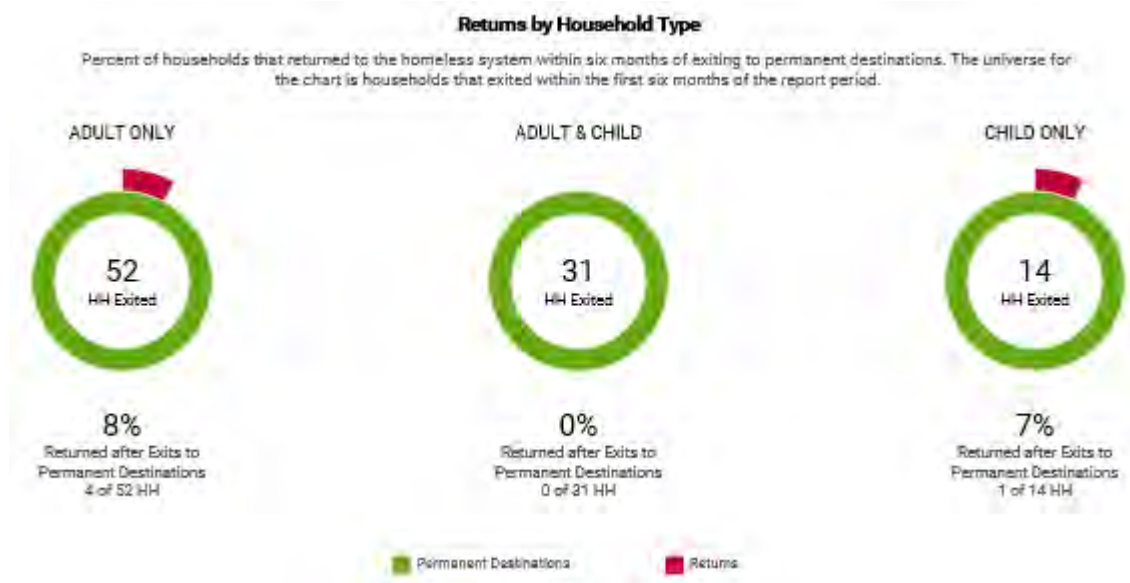
- *Clover Court* completion is delayed as civil plans for the street frontage improvement need to be resubmitted to the County and the landscaping change order has not yet been completed by Troffer Construction, the general contractor. The 6-unit permanent supportive housing project completion will be delayed from the previous November 1 opening.  
<https://www.co.washington.or.us/housing/proposed-clover-court-development.cfm>
- *Meyer Memorial Trust Application* prepared by Josh Crites requests \$250,000 to provide flexible dollars supporting tenants with housing stabilization services for homeless participants in the Shelter Plus Care program, a permanent supportive housing program serving homeless individuals and families. An interview was held with Meyer Memorial Trust staff on August 30, with anticipated awards announced by October 2019 and funds available by January 2020.

### **HOMELESS SYSTEM FUNDING, REPORTING AND ACTIVITIES**

- *FY2019 CoC Program Application* will seek \$4.2M in renewal and new funding to provide housing and services. The competitive application has increased the value of points given to system level performance, and how projects support performance outcomes resulting in the reallocation of funds from Safe Haven to fund a new Reentry Housing program. Approval to submit the application will go before the Board of County Commissioners on September 17. The application was posted for a 10-day public comment period beginning September 7 online at  
<https://www.co.washington.or.us/Housing/EndHomelessness/homeless-programs-and-events.cfm>
- *HUD On-Site Monitoring of CoC Program* under 24 CFR Part 578 occurred the week of August 19. Portland HUD Field Office staff monitored Washington County's compliance to include financial administration of CoC Program funds, policy, procedures. There were concerns identified that include reimbursement of laundry detergent which HUD considers personal hygiene and not an allowable expense. HUD will provide the final report by late September.
- *Built for Zero* is a 12-month course featuring a national change effort focused at ending chronic and veteran homelessness. For each CoC that participants, a \$10,000 fee is required with Washington County's fee underwritten by Kaiser Permanente. The initiative will provide new problem-solving tools to include a dedicated technical advisor staffed by Community Solutions to provide data analytics that identify systemic challenges, analysis of system usage of existing resources and how to address the need for new resources, and national best practices that lead to quality improvement in local By-Name List initiatives.  
<https://www.community.solutions/what-we-do/built-for-zero>
- *Federal Longitudinal Systems Analysis (LSA)* is a HUD data-driven system performance tool that replaces the Annual Homeless Assessment Report (AHAR). The new LSA informs HUD and Congress how people experiencing homelessness use local homeless systems. The data provides analytical abilities to make performance-based decisions to target housing and services to address vulnerable populations - especially those experiencing long-term



homelessness – and identifies areas where the local Continuum of Care (CoC) can improve system performance. For example, returns to homelessness after exiting to permanent housing can identify programmatic or systemic challenges that individuals and families experience following housing placement. <https://www.co.washington.or.us/Housing/EndHomelessness/system-performance.cfm>



## **EDUCATION AND COMMUNITY ENGAGEMENT**

- *Here Together* will make a presentation to the Washington County Board of Commissioners on September 17 during the Board Work Session to address the need for supportive services funds for homeless persons and tenancy supports. Cole Merkel is the new Deputy Director, Outreach and Engagement for the nonprofit organization working with service providers, local government, businesses and the philanthropic community to significantly reduce homelessness in the tri-county region by promoting solutions that work. A presentation is scheduled to the Housing & Supportive Services Network (HSSN) on October 2 at 8:30 a.m. in the Beaverton Council Chamber room. <https://heretogetheroregon.org/>
- *The Role of a Health Plan in Coordinating Care* is a training hosted in partnership between Washington County Department of Housing Services, CareOregon and Beaverton Round Executive Suites. The training will focus on providing case managers education and understanding on the role of a health plan and the opportunities to align efforts with the care coordination supports that exist. The training will include discussion on helping clients challenged in health literacy, support to understand health plans, impacts by social determinants of health barriers, and effective early interventions. Attendance is limited to the first 35 attendees by email [Annette\\_Evans@co.washington.or.us](mailto:Annette_Evans@co.washington.or.us).



**VIII. ANNOUNCEMENTS – 4:25 P.M.**

**IX. ADJOURNMENT – 4:30 P.M.**